COMPLIMENTS OF

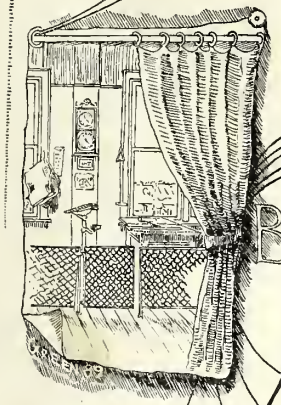
ARCHITECT,

OTIS DOCKSTADER,

ROBINSON BUILDING,

Elmira, N. Y.

MODERN BUILDINGS



BY

PIERCE & DOCKSTADER

ARCHITECTS

118 AND 120 LAKE ST.

ELMIRA · N · Y ·

COPYRIGHT, 1890,
BY
PIERCE & DOCKSTADER.

ADVERTISER ASSOCIATION, PRINTERS, ELMIRA, N. Y.

COMPLIMENTS OF

Jas Dockstader,
Architect,
Elmira, N. Y

TO THE PUBLIC.

The object of issuing this collection of designs is to show prospective clients some of my work, and at the same time give them something tangible to work with in determining upon an arrangement suitable to their wants and within the amount they wish to expend.

To parties contemplating building I will be pleased to show any plan, or modification of it, which I have, and furnish all additional information desired, so far as possible, but owing to variations of site and requirements, it is rarely desirable or advisable to build a duplicate of any other house. Neither do I recommend it. It is always better to build to meet your own wants with regard to the work of others as far as it affect the investment. The fact that in the future it may be desirable to dispose of the house is often ignored when if it were kept in mind it would suppose many expenditures which make the design unsuitable for the purpose.

The lower price attached to each design has frequently been realized, while the higher has never been exceeded. We wish, however, to emphasize the fact the cost of any building is mainly dependent on the cost of materials and labor where the building is located. Variations of 25 to 50 per cent. are common, while 100 per cent. is sometimes reached.

The numbers in these designs are the same as those in my previous works to save confusion. The book referred to is not yet out of print, but the designs are, in general, of a cheaper character. Parties wishing a copy of it will please send ten cents for postage and mailing. I would not however claim for a moment the honor of designing your building illustrated. Many of them were designed during a partnership of six and one half years, and carry the distinctive marks of my former partners genius. I can however rightfully claim of the houses, the office and store buildings of the town, including seven of the eight "half-tones" of the churches and also have full copyright to all the designs and ownership of the drawings for them.

No. 21—"Half-tone," From Photo.

Built in Elmira, N. Y., in 1886.

Semi-detached of "double house." Each side has vestibule, hall, parlor, sitting-room, dining-room, pantry, kitchen and store-room on first floor; three chambers, balcony and bath-room on second floor; two finished rooms in attic, furnace room, laundry and vegetable room in basement. Finish, oak and pine on grain. Plumbing, very good. Furnace heat. Brick-veneer, first story; frame shingled and sided above. Slate roof. Can be built for $5,500; might cost $7,000.

No. 25—Semi-detached.

Was built in Elmira, N. Y., during the season of 1889. In addition to the accommodations shown, it has four chambers and bath-room for each house, and four finished rooms in each attic, with ample closets for rooms on both floors. The first story is brick, the second, frame shingled. Roof, slate. Finish cherry and oak in principal rooms; pine painted elsewhere. Plumbing of the best modern fixtures. Furnace heat. Decorations not yet in. Reasonable limits of variations in cost, $8,000 to $12,000.

No. 30—"Half-tone," From Photo.

Built in Elmira, N. Y., in 1887.

Has vestibule, hall, parlor, back parlor, library, dining-room, pantry and kitchen on first floor; four chambers with closets and bath-room, on second floor, and two finished rooms in the attic. The plumbing has the best sanitary fixtures, with laundry in the basement. Finish, oak and N. C. pine on grain. Exterior, stone first story; frame shingled above; roof, slated. Reasonable limits of variations in cost, $6,000 to $8,000.

No. 31—"Half-tone," From Photo.

Built at Elmira, N. Y., in 1886.

Brick building, with Ohio sandstone sills, caps, etc., and terra cotta ornaments. Roof, slate. Has vestibule, hall, par-

lor, sitting-room, dining-room, pantry, kitchen, chamber and bath-room, on first floor; six chambers, with ample closets and bath-room, on second floor; attic undivided. Finish, cherry, oak and N. C. pine, on grain. Plumbing, very good, with laundry in basement. Steam heat, best indirect. Can be built for $9,000; should not cost more than $12,000.

No. 32—"Half-tone," From Photo.

Frame house, with slate roof, built in Elmira, N. Y., in 1887.

Has vestibule, reception and stair-case halls, parlor, library; dining-room, pantry and kitchen on main floor, and fine chambers and bath-room on floor above. Attic undivided. Plumbing, best modern sanitary fixtures. Steam heat. Finish, cherry and oak, on grain, in principal rooms; pine painted in remainder of house. Reasonable limits of variation in cost, $5,000 to $7,000.

No. 33—"Half-tone," From Photo.

Frame house built at Corning, N. Y., in 1888.

Has same number of rooms on each floor as No. 32, and same accommodations, with billiard-room in attic, and laundry in basement. Cost, same as No. 32.

No. 34—"Half-tone," From Photo.

Frame house rebuilt at Elmira, N. Y., in 1885.

Has double parlors, reception-room, library, dining-room, kitchen, pantry and store-room on main floor, with seven chambers and bath-room above. Attic, large and roomy. Steam heat. Best modern plumbing. Finish, mostly in natural woods, fine cabinet finish. Reasonable limits of variation in cost, $9,000 to $13,000.

No. 40—Frame Summer Cottage.

Has ample veranda and balcony, four rooms and shed on first floor, with five chambers and attic above. Timbers dressed and finished on grain. May be built for $1,500; might cost $2,500

No. 41—Frame Summer Cottage.

Has port cochere, ample porches and halls, double parlors, den, dining-room, pantry and kitchen below; four chambers and bath-room on second floor, with roomy attic. Plumbing good. Finished in pine painted, might cost $4,000 to $6,000.

No. 42.

Frame tenement house at Elmira, N. Y., to be built coming season.

Has vestibule, hall, living-room, dining-room, kitchen, pantry, three chambers, bath-room and ample attic; room for two good chambers. May cost $1,400 to $2,000.

No. 50.

Frame house built at Troy, Pa., in 1886.

Has port cochere, ample porches and balconies, vestibule, hall, parlor, sitting-room, library, bath-room, pantry, kitchen, six chambers and large attic. Finished in native woods on grain. Reasonable limits of variation in cost, $10,000 to $14,000.

No. 51.

Frame building for physician's residence and office, built at Wellsboro, Pa., in 1889-90.

Has three porches, vestibule, hall, two offices, parlor and sitting-room, toilet-room, dining-room, pantry, kitchen, store-room, five chambers, bath-room and large attic with balcony, plumbing, best sanitary fixtures, furnace heat, finished in native woods on grain. Cost, $5,500 to $8,000.

Gus Bockstader,
Architect,
Elmira, - N. Y

No. 52.—Summer Cottage.

Verandas and balconies are very large; rooms also large; has seven chambers and bath-room. Plumbing, best sanitary fixtures. Finished in native woods; fine cabinet finish. Will cost $8,000 to $10,000.

No. 53.

Frame house built at Corning, N. Y., in 1885.

Has six chambers, bath-room and large attic, in addition to accommodations shown. Steam heat and excellent plumbing. Finished in native woods on grain. Limits of cost, $6,000 to $9,000.

No. 54.

Frame house, with slate roof.

Has four chambers, large attic and balcony, in addition to the accommodations shown. Finish, pine painted. Plumbing good. Cost, $3,500 to $5,000.

No. 55.

Frame house at Elmira, N. Y., built in 1887-8.

Those accommodations which are not shown are same as No. 54. Cost, $3,000 to $4,500.

No. 56.

Frame house at Waverly, N. Y., rebuilt in 1889.

Has five chambers and bath-room in addition to accommodations shown. Finished in native woods on grain. Cost, $4,500 to $7,000.

No. 57.

Frame house to be built at Elmira, N. Y., in 1890.

Has five chambers and attic in addition to accommodations shown. Cost $4,000 to $5,500.

No. 58.

Sketch only. Not built.

No. 59.

Frame house at Mansfield, Pa,, to be built in 1890. Cost not yet determined.

No. 60.

House at Elmira, N. Y., built in 1887-8.

Brick, first story; frame above. This arrangement of the rooms is very pleasing. Has, in addition to accomodations shown, five chambers, bath-room, large attic, laundry, etc., complete. Hot water heat. Plumbing the best obtainable. Finished in native woods; fine cabinet finish. Cost, $4,000 to $6,500.

Painting.

The appearance of all buildings depends as much on the color as on the form. A very commonplace house may be made quite attractive by a judicious use of colors in painting, and a very attractive design may be seriously marred by poor coloring. The infinite variety of color at command is all good if properly used, but don't use many colors on one building. A safe rule is to use shades of the same color. Paint the body one color and trim with one or two shades of the same. In general don't use slate or drab thinking "they are modest colors." They have a cold deadening effect unless enlivened by warmer colors in the surroundings. Don't paint the same colors as neighboring houses. Don't follow the "popular craze" in color at any time. Don't paint your house, which is entirely different in size, form and surroundings, a color which looked well on some other house, unless that color is appropriate to your house and surroundings, and don't forget the effect of the surroundings on the color selected to paint your house.

CHURCHES.

No. 109.—"Half-tone," From Photo.

Episcopal church at Towanda, Pa., built of stone in 1867–9. Foundation and basement old. Cost to complete superstructure and finish about $27,000.

No. 110.—"Half-tone," From Photo.

M. E. church at Elmira, N. Y., rebuilt in 1886. Interior burned. Walls left standing. Rebuilt on an entirely different arrangement, as shown. Auditorium, with gallery seats, about 925, with parlors opening off in which 200 more can see and hear speaker. Sunday-school rooms above have assembly room, library, and eight class-rooms. Ventilation is very good. Finished with oak on grain, with iron ceilings. Acoustics very fine. Cost to rebuild, decorate and furnish, to date, $38,500. Would cost new $45,000 to $55,000.

No. 120.

Sketch. Not built.

No. 121.

Congregational church built at Berkshire, N. Y., in 1889. Parlors part of old church. Brick veneer with Warsaw blue-stone sills, buttress blocks, etc. Ventilation special and very good. Finished in pine painted. Best modern oak pews. Interior and decorations unusually fine. Furniture complete, except organ. Cost to date, including carpets, cushions, etc., $8,200. New, would cost, complete, $9,000 to $12,000.

No. 122.

Stone church now building for Baptist church at Batavia, N. Y., 1890. Auditorium without gallery seats 450; with gallery would seat 600. Has four vestibules, choir and organ loft and choir-room, over two robing rooms and baptistry. The parlor has six Sunday-school rooms opening off, three on each floor, with gallery on second floor. Library over side vestibule, and infant department over pantry and kitchen. Parlor is lighted by clear story windows over dining-room, and will be used for Sunday-school assembly-room. All doors separating Sunday-school rooms and parlors, slide up into pockets, allowing the classes to take seats in their own rooms and take part in general exercises without change. The baptistry is arranged so as to conceal candidates except during the act of baptism. Parlors open into auditorium. Heating and ventilation not yet determined. Will cost complete, including carpets, organ fixtures, etc., about $28,000. Limits of variation in cost, $27,000 to $40,000.

No. 123.

Brick church at Elmira, N. Y., to be built for the Baptist church in 1890–1. Auditorium to seat 1,000; with enlarged gallery will seat 1,200. Lecture-room opens into auditorium. Besides the accommodations shown has room for 900 to 1,200 in Sunday-school rooms, which are over the entire rear part. Finish to be oak. Heating ventilation to be the Smead-Ruttan system. Will cost $65,000; might cost $100,000.

No. 124.

Brick veneer church for Parkhurst memorial, Presbyterian church at Elkland, Pa., built in 1889-90. Auditorium seats 300. No gallery. Sunday-school rooms and library over parlors and kitchen, and open into auditorium same as parlors. Finish, native woods on grain. Furnace heat. Ventilation good. Cost not yet fully determined; between $10,000 and $14,000, including organ and all furnishings.

No. 125.

Frame church for M. E. church at Berkshire, N. Y., built in 1889-90. Seats 250 in auditorium. Two social rooms open off. Furnace heat. Ventilation good. Will cost, complete, with seats, etc., $3,500 to $3,700. Might cost $5,000.

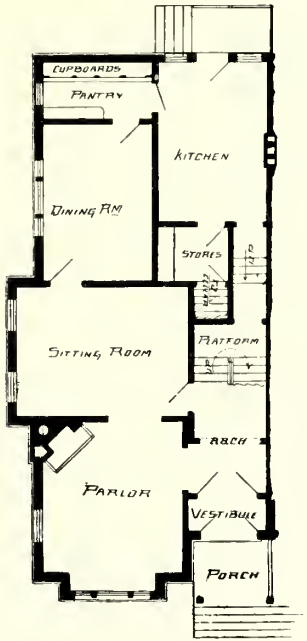
Gus Dockstader,
Architect,
Elmira, - N. Y

Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 21.



Digitized by the Internet Archive
in 2018 with funding from
Getty Research Institute

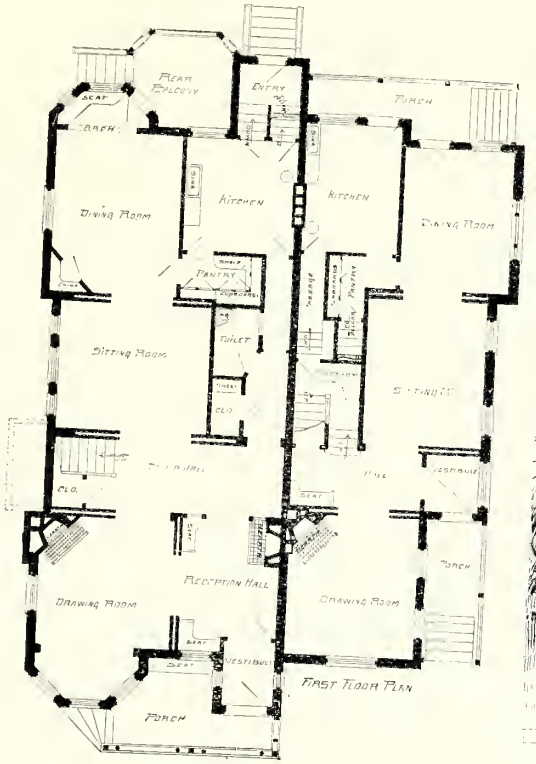
https://archive.org/details/modernbuildings00pier

Pierce & Dockstader, Architects
118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 25.

Otis Dockstader,
Architect,
Elmira, - N. Y



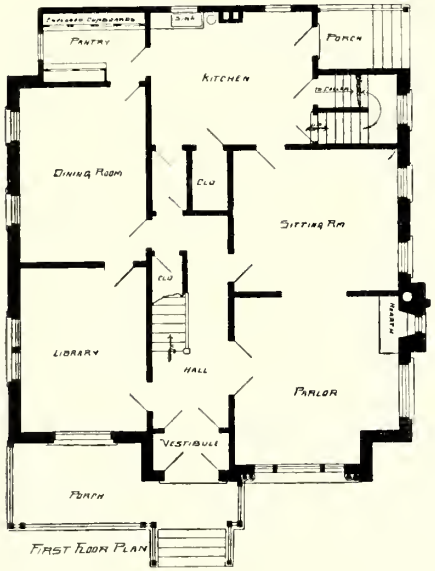
Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

Otis Dockstader,
Architect,
Elmira, - N. Y

No. 30.

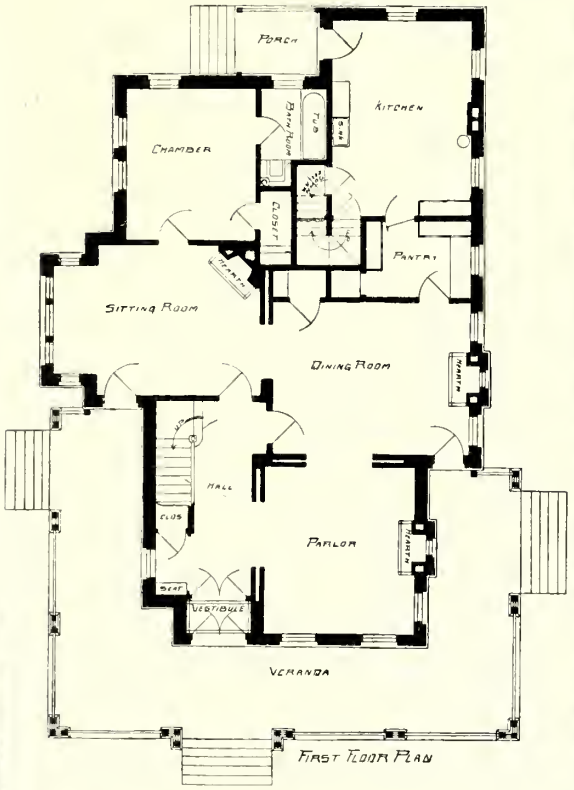


COMPLIMENTS OF
Otis Dockstader,
Architect,
Elmira, - N. Y

Pierce & Dockstader, Architects, 118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 31.



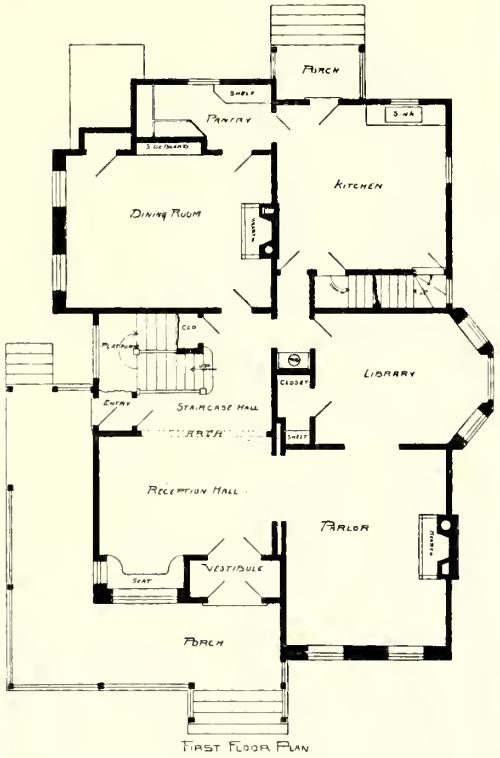
FIRST FLOOR PLAN

Pierce & Dockstader, Architects, 118 and 120 Lake St., Elmira, N. Y.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

For further information concerning this building, write us.

No. 32.



FIRST FLOOR PLAN

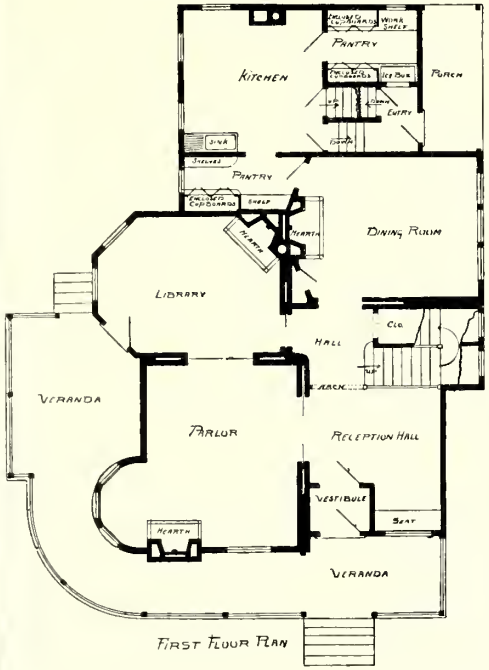
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 33.

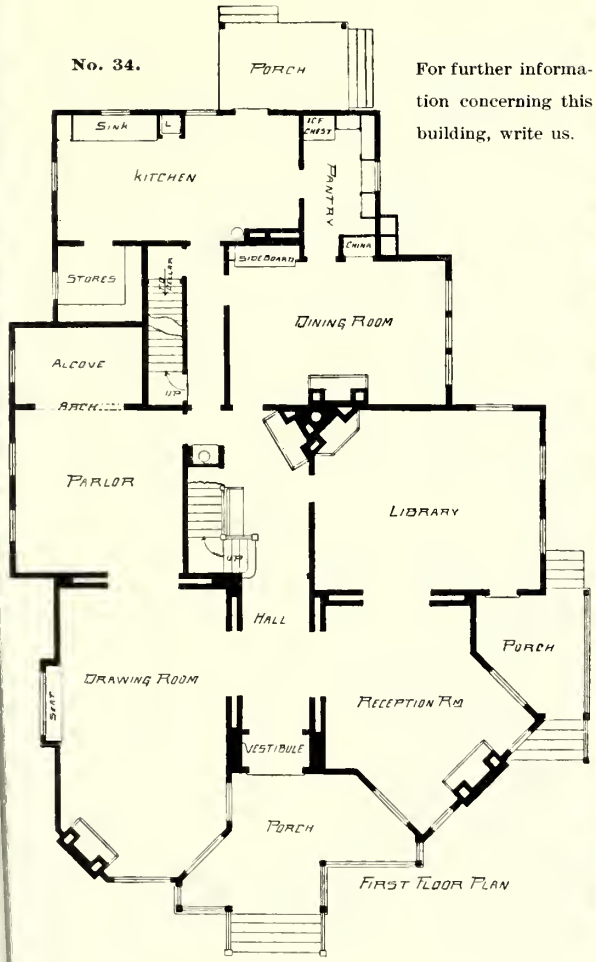


FIRST FLOOR PLAN

Pierce & Dockstader, Architects, 118 and 120 Lake St., Elmira, N. Y.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

No. 34.



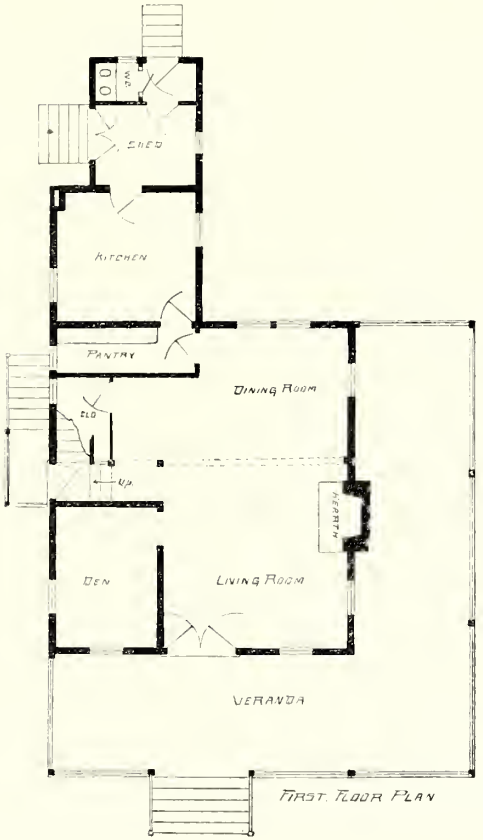
For further information concerning this building, write us.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

For further information concerning this building, write us.

No. 40.



FIRST FLOOR PLAN

COTTAGE AT LAKE CANANDAIGUA:
for W B WILLIAMS, NEWARK, N.J.:

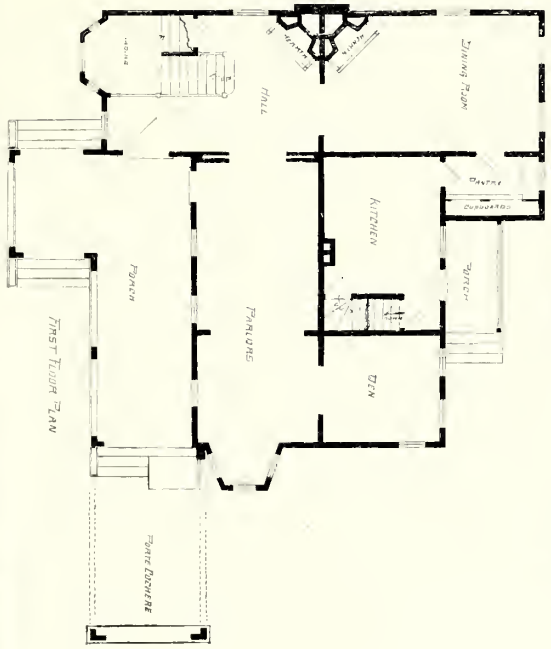
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockslader, Architects.

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 41.

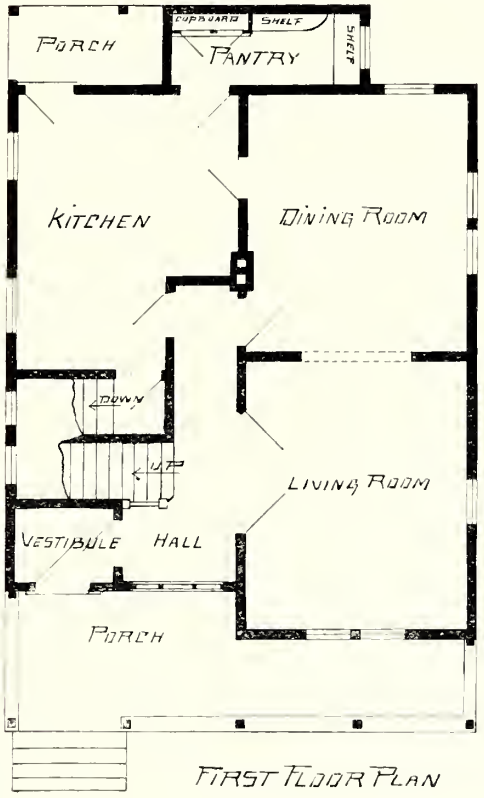


Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

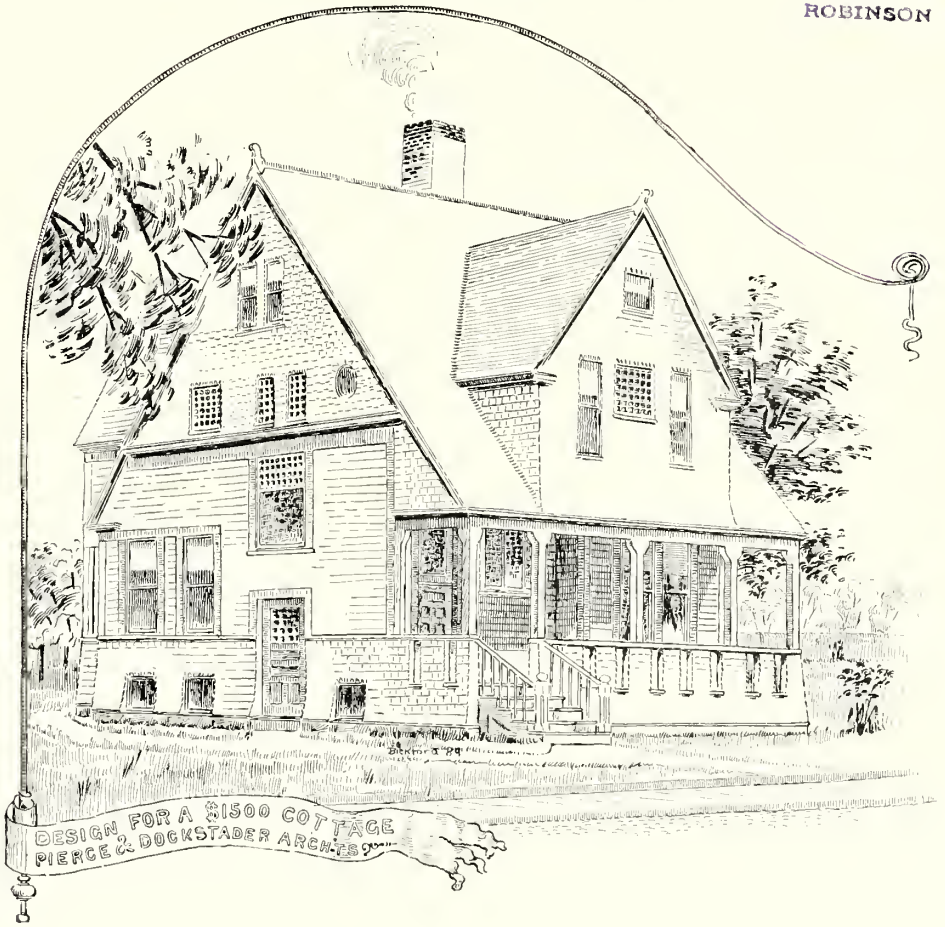
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

For further information concerning this building, write us.

No. 42.



FIRST FLOOR PLAN

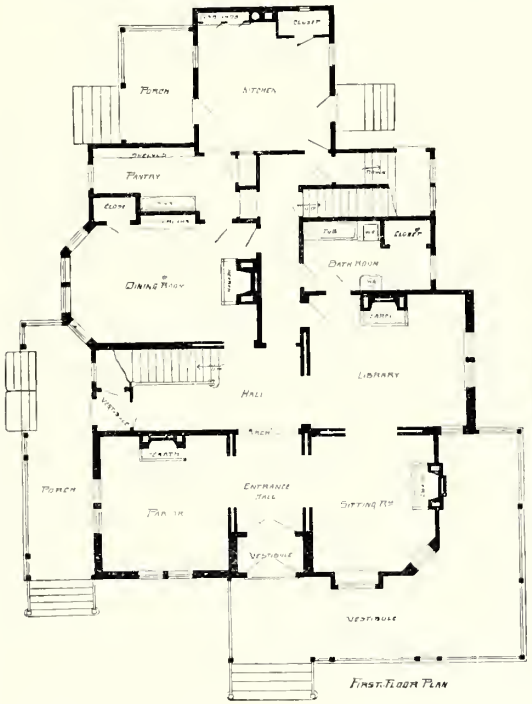


ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects
118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 50.



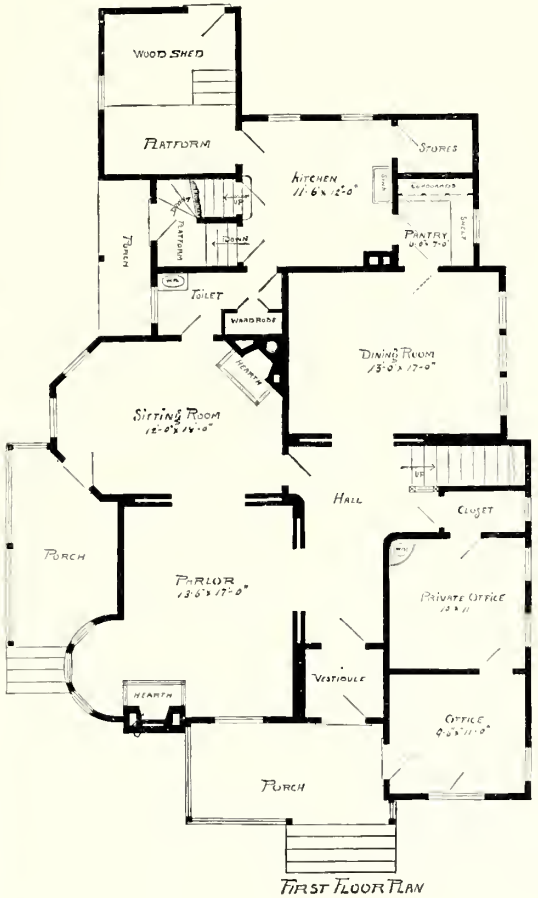
FIRST FLOOR PLAN

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

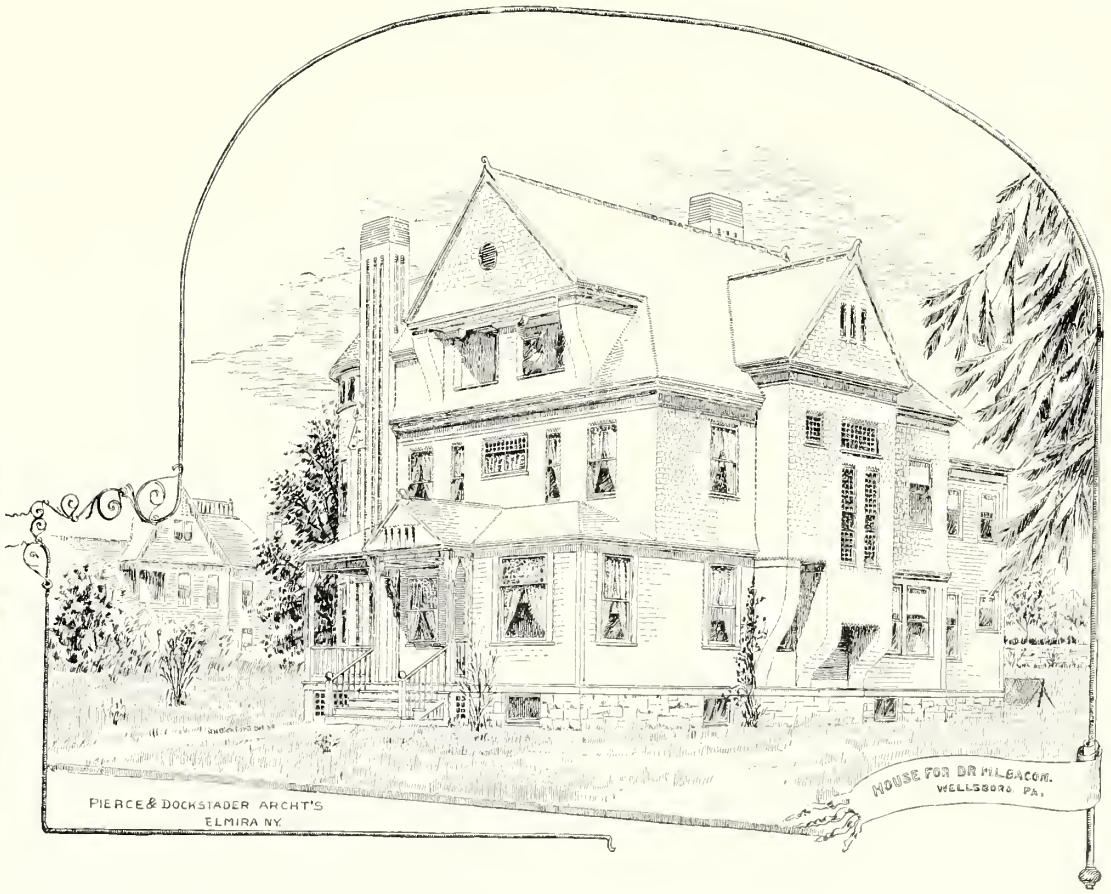
Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

For further information concerning this building, write us.

No. 51.



FIRST FLOOR PLAN



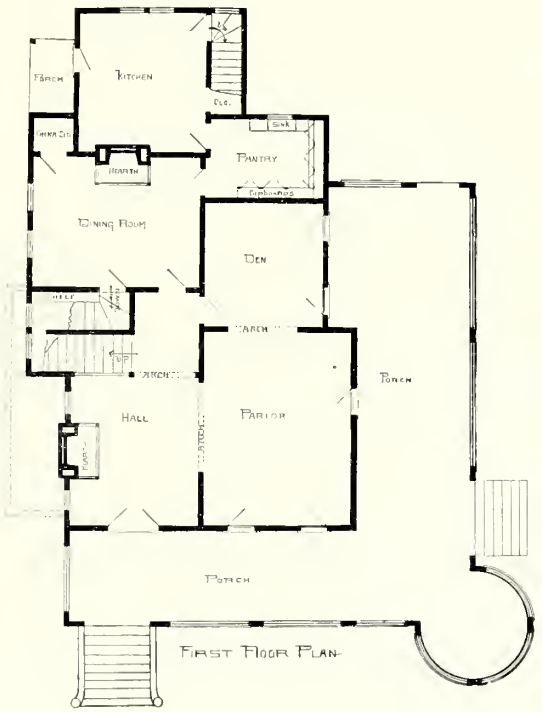
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

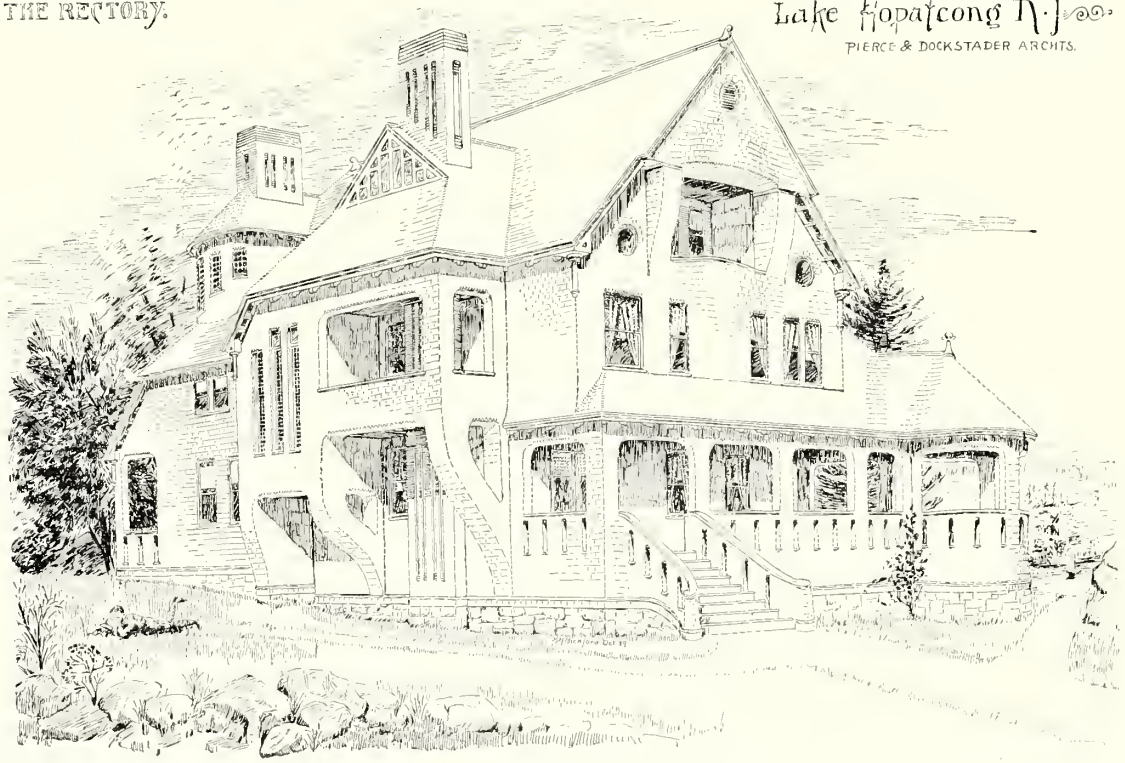
For further information concerning this building, write us.

Summer Cottage
at
Lake Hopatcong N. J.
PIERCE & DOCKSTADER ARCHTS.

No. 52.



THE RECTORY.

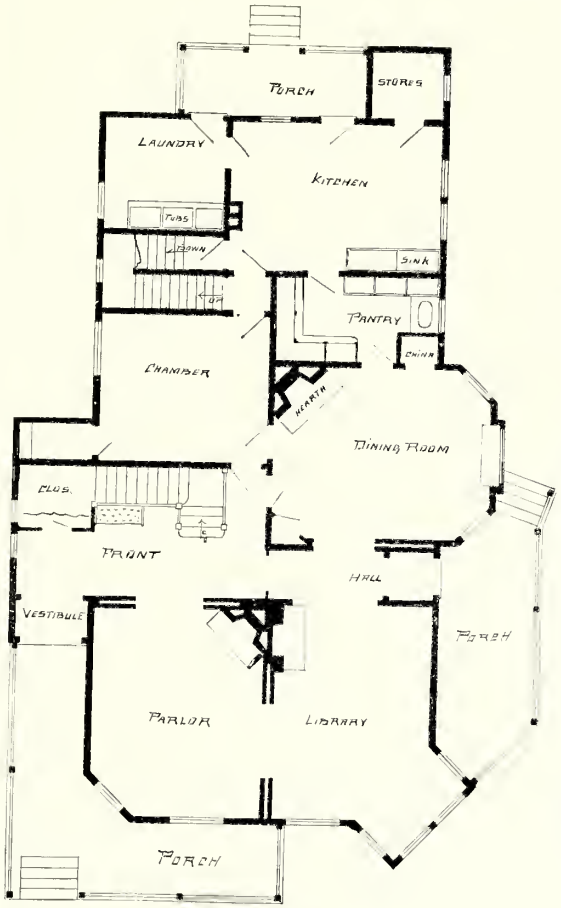


ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects, 118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 53.



FIRST FLOOR PLAN.

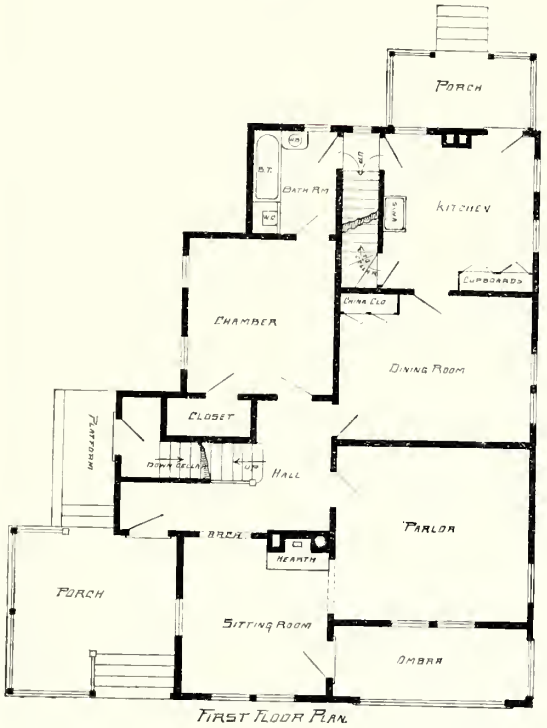
Mess Pierce & Dockstader Archts
Elmira N.Y.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

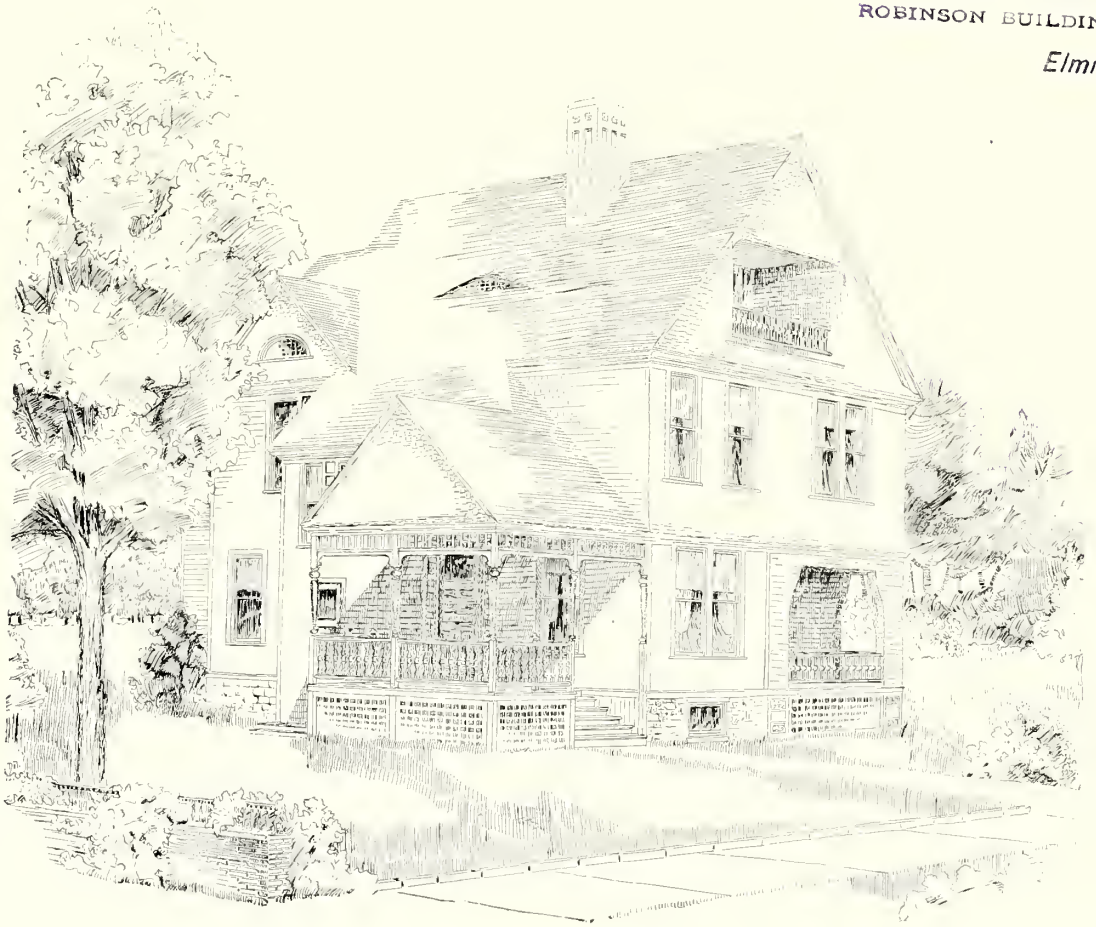
Pierce & Dockstader, Architects
118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

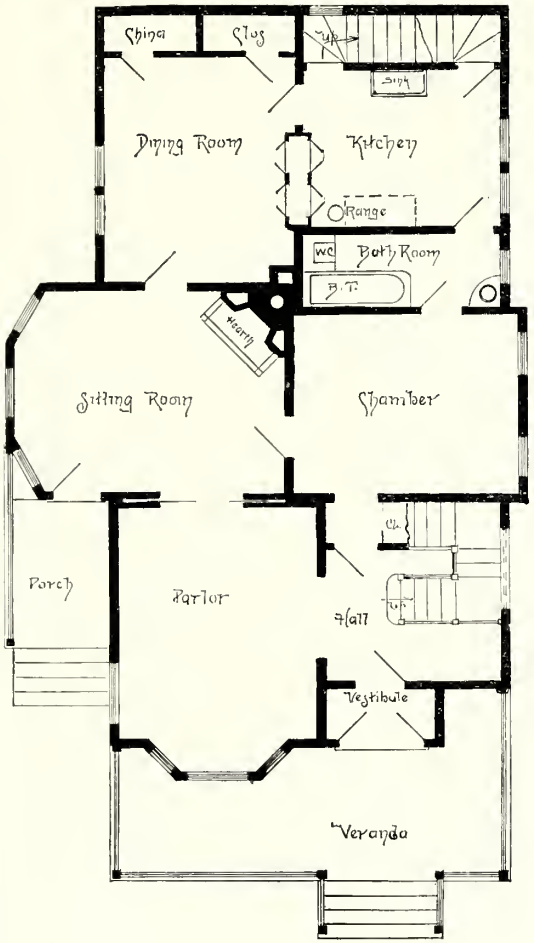
No. 30~~4~~



FIRST FLOOR PLAN.



ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.



Pierce & Dockstader, Architects, 118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 55.

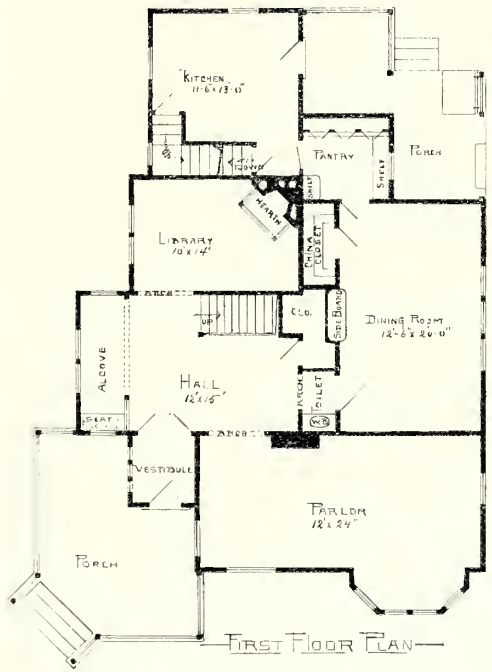
Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

For further information concerning this building, write us

REMODELED HOUSE FOR HON. A. J. DECKER
WAVERLY N.Y.
PIERCE & DOCKSTADER ARCHITECTS.

No. 56.



FIRST FLOOR PLAN

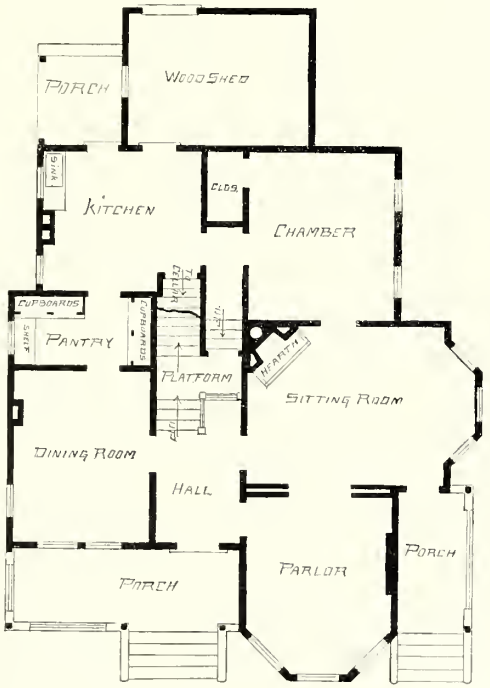
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects,

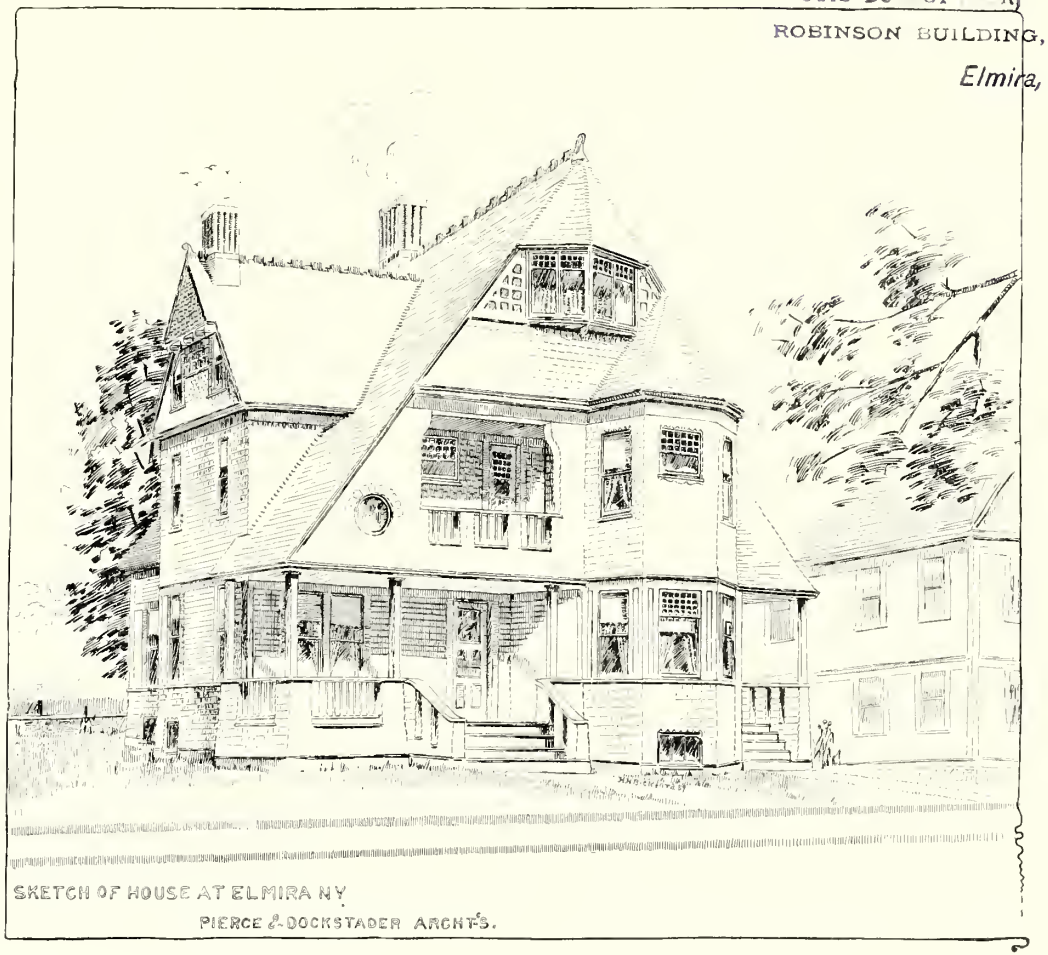
118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 57.



FIRST FLOOR PLAN



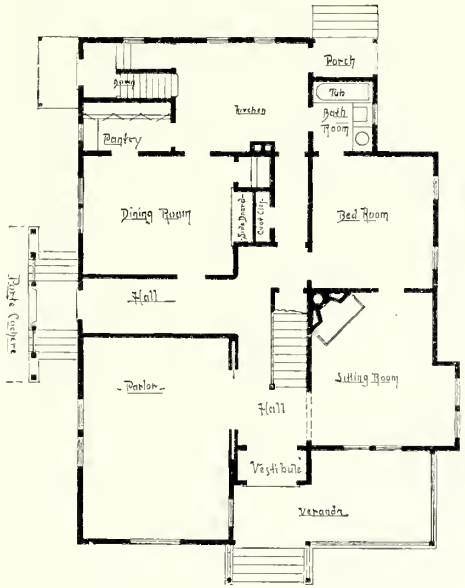
SKETCH OF HOUSE AT ELMIRA N.Y.
PIERCE & DOCKSTADER ARCH'TS.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

For further information concerning this building, write us.

No. 58.



Sketch of House for G. G. Beardsley Troy Pa.

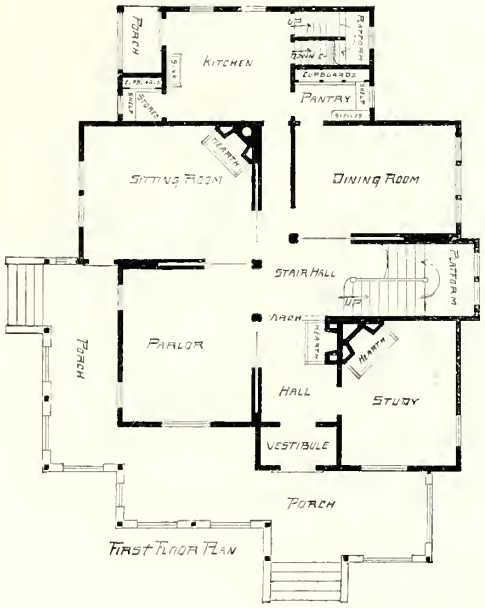
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

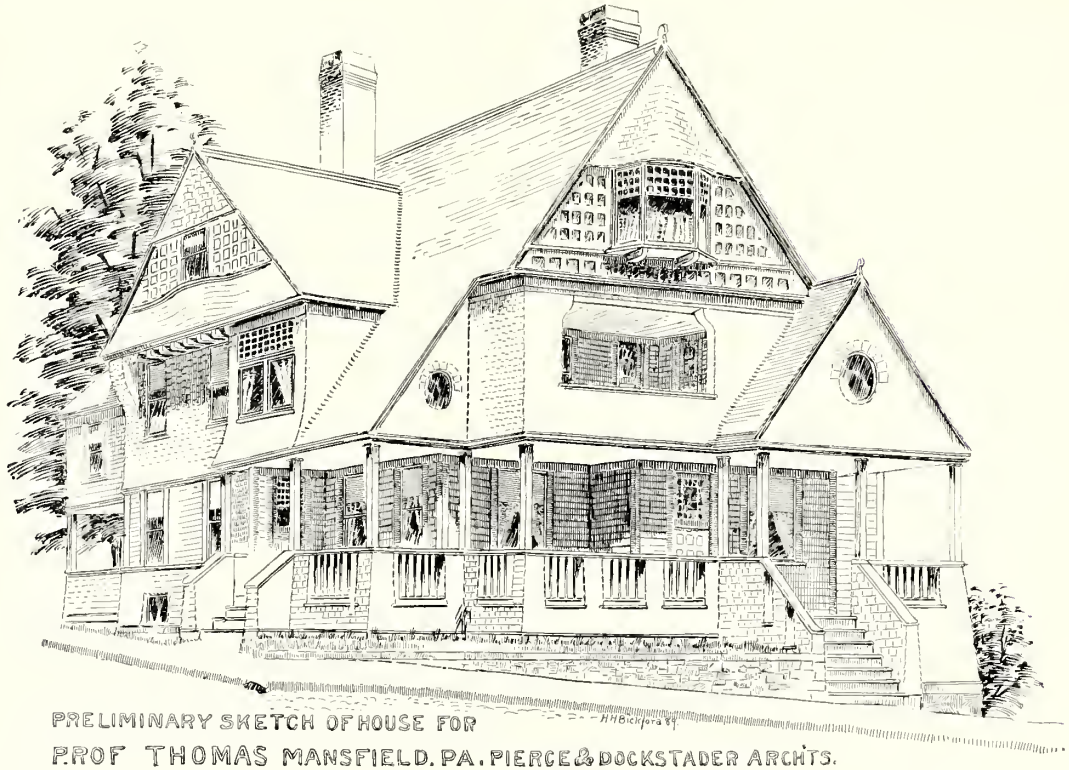
Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 59.





PRELIMINARY SKETCH OF HOUSE FOR
PROF THOMAS MANSFIELD, PA. PIERCE & DOCKSTADER ARCHTS.

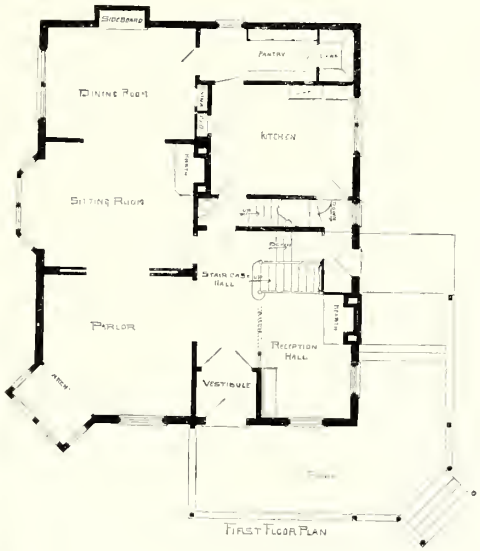
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

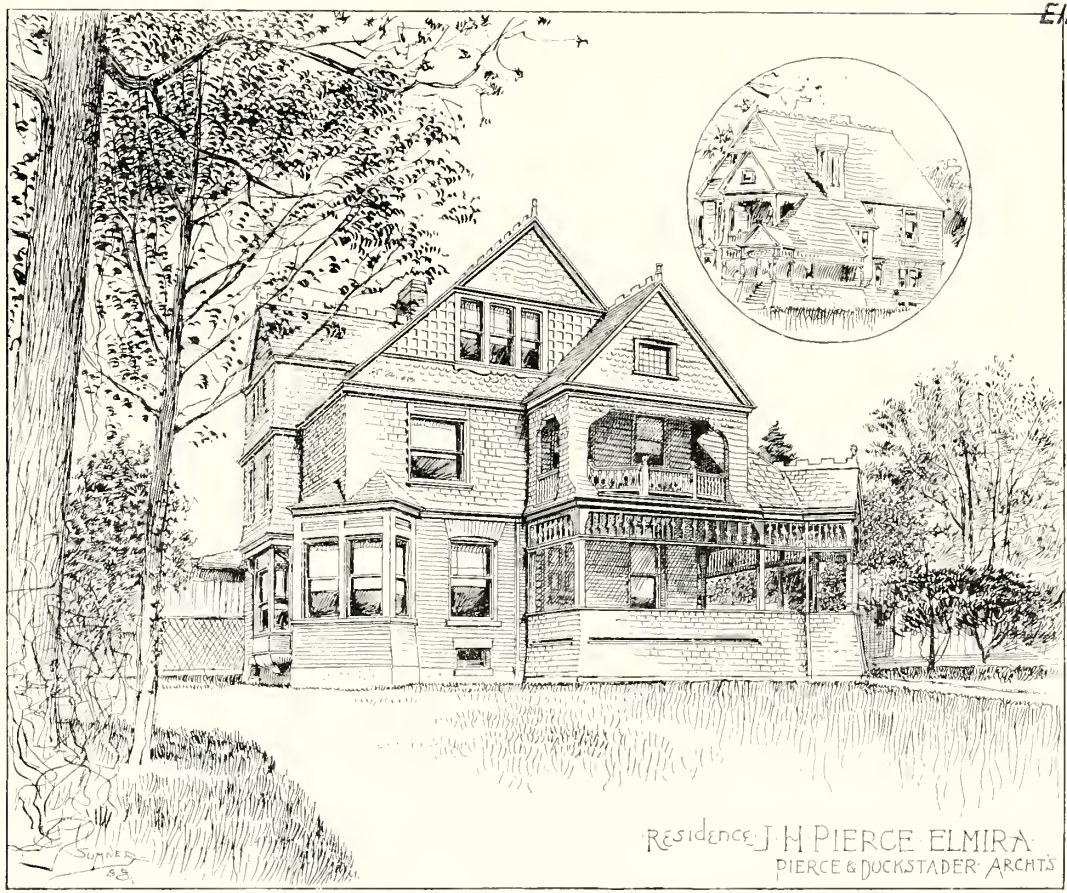
Pierce & Dockslader, Architects.

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 60.



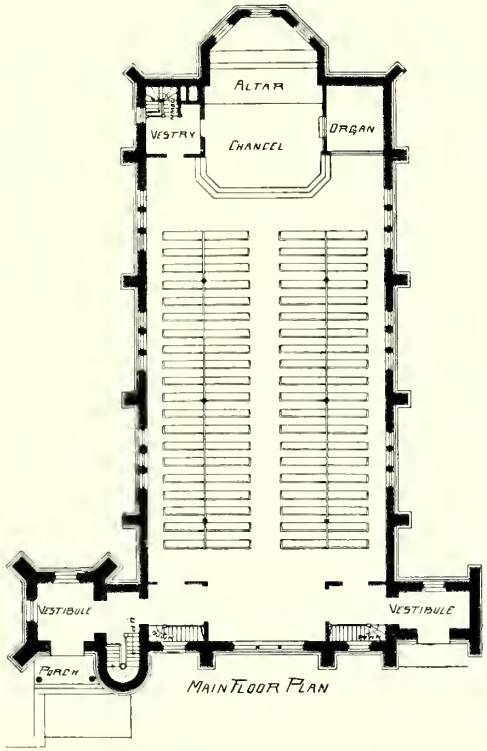


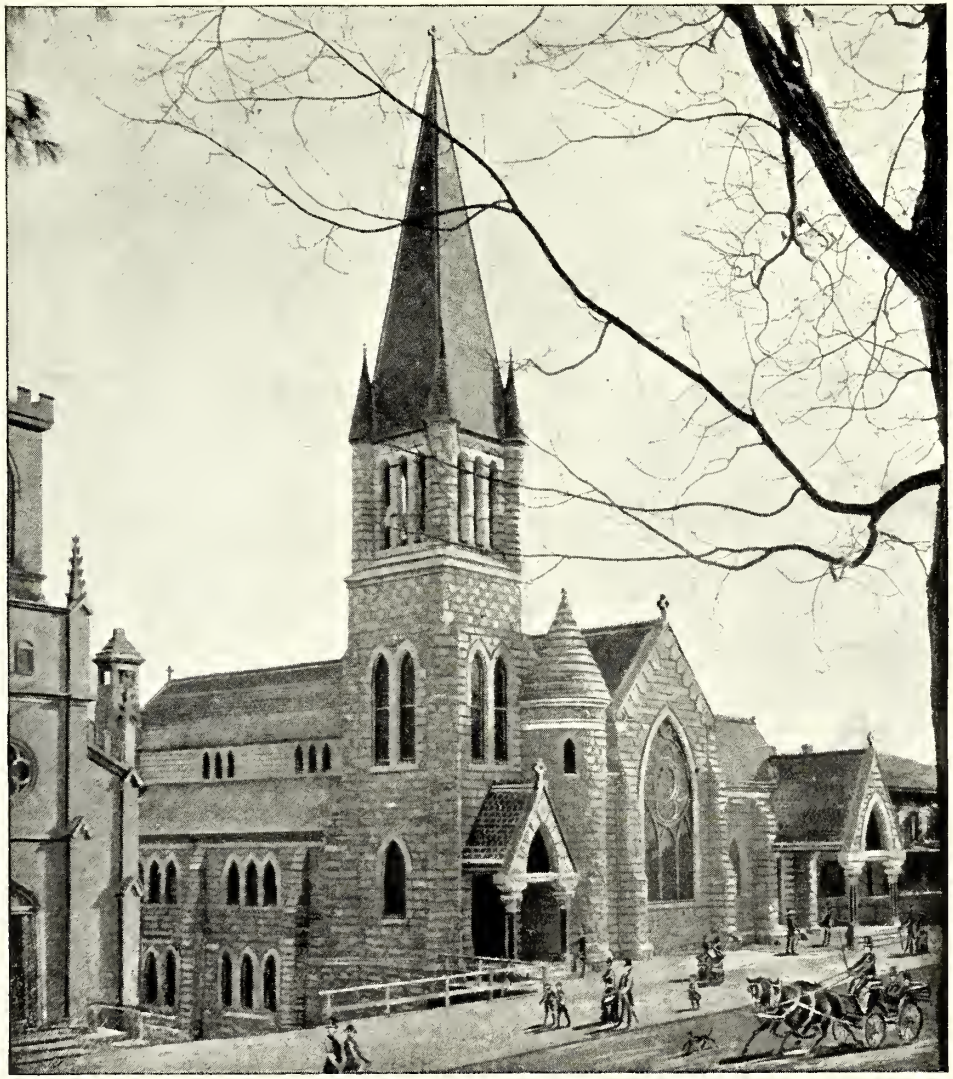
Pierce & Dockstader, Architects,

418 and 420 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 109.



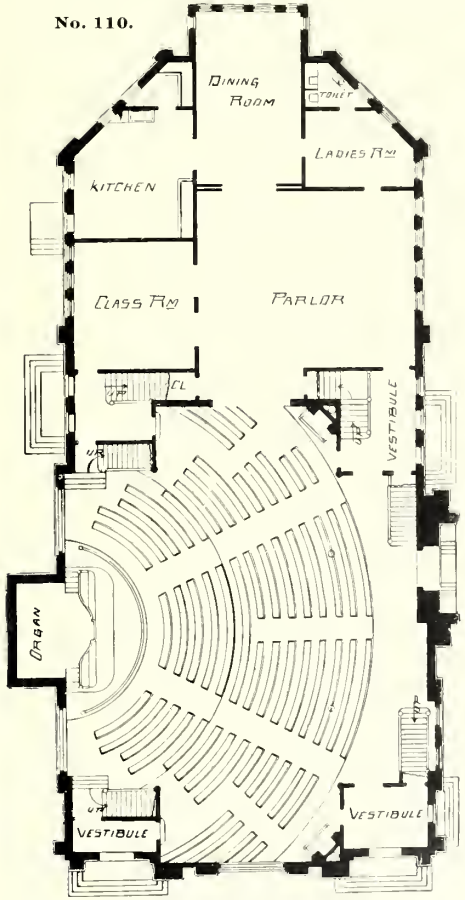


ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects, 118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us

No. 110.



FIRST FLOOR PLAN

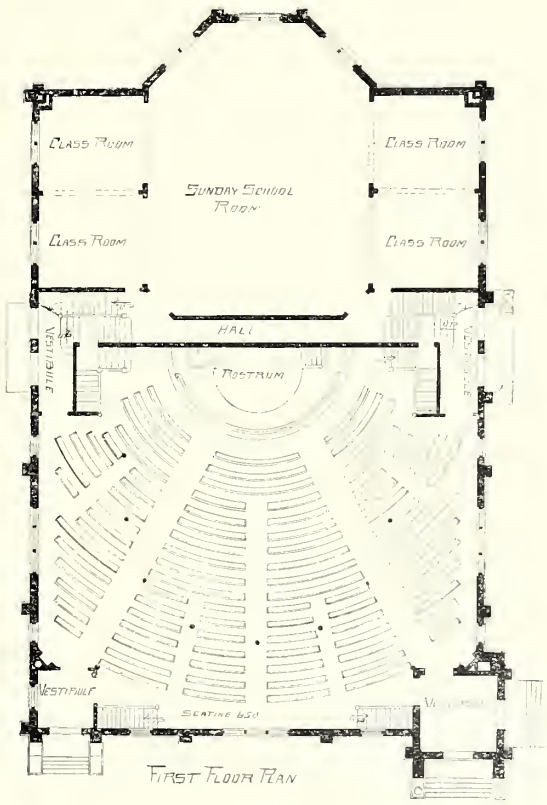
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

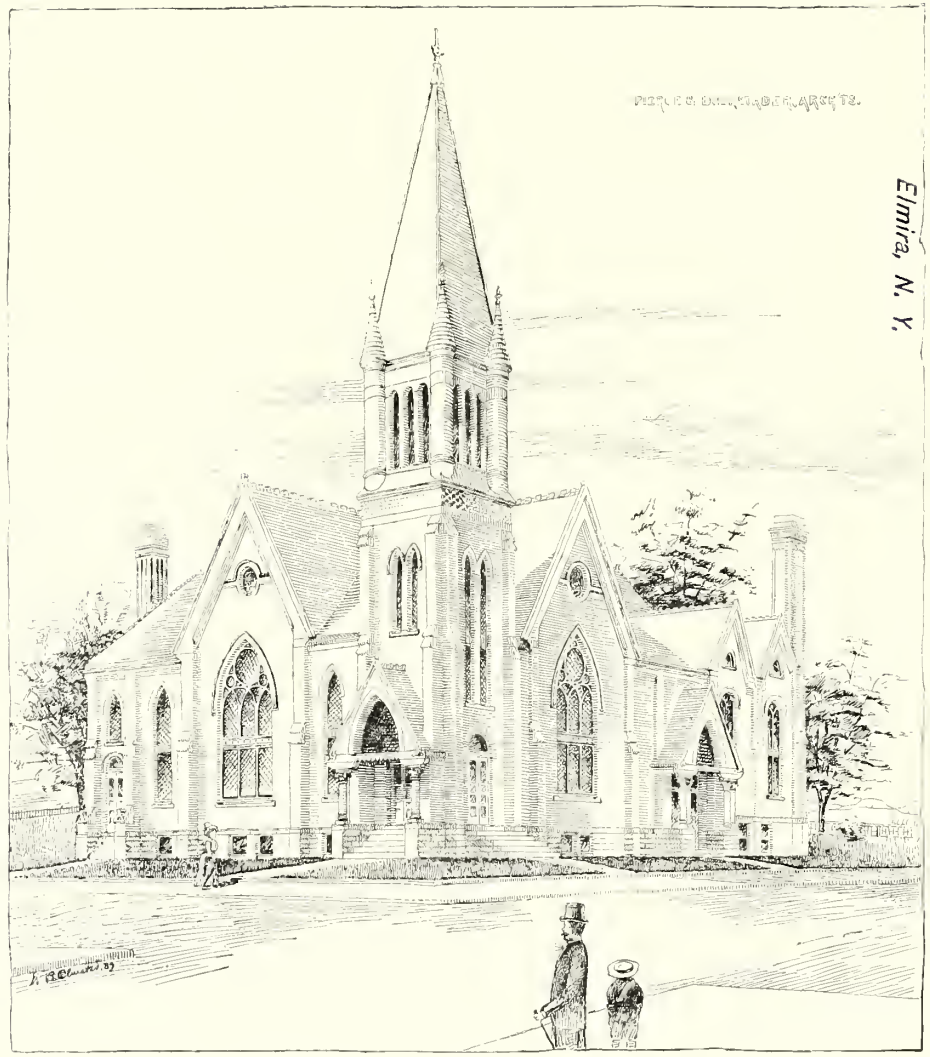
Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 120.





Elmira, N. Y.

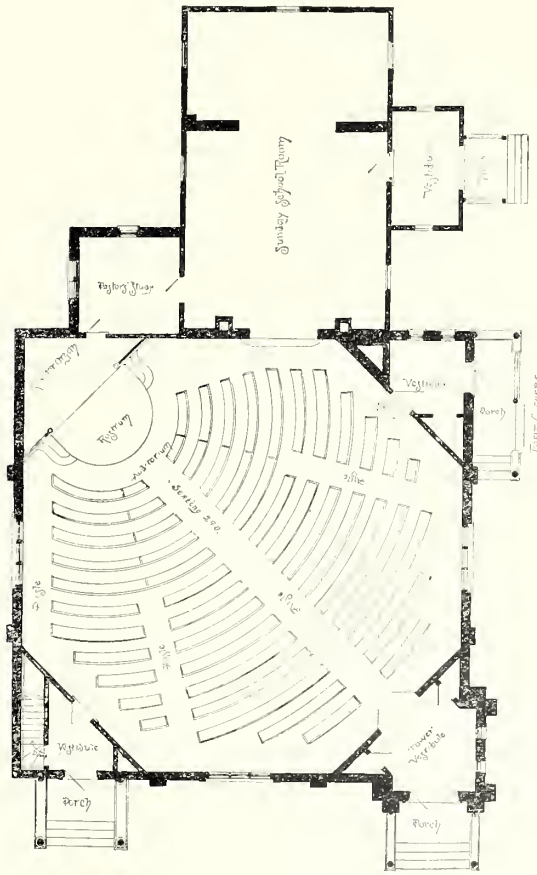
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,

Pierce & Dockstader, Architects.

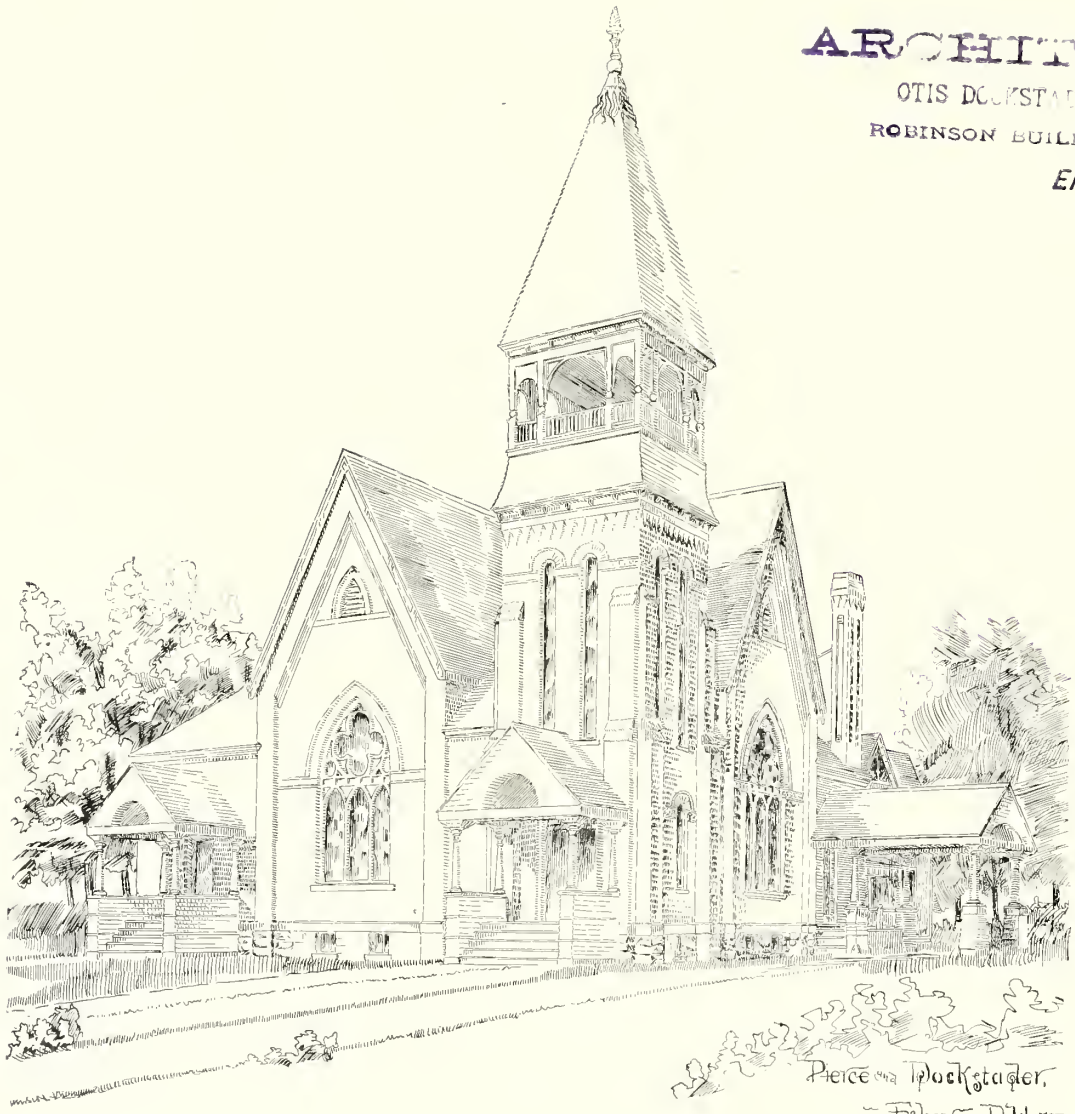
118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 121.



ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

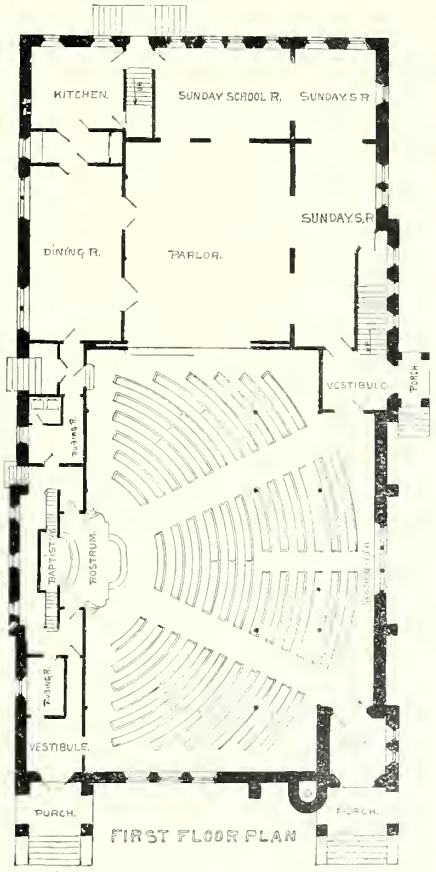


Pierce & Dockstader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

For further information concerning this building, write us.

No. 122.

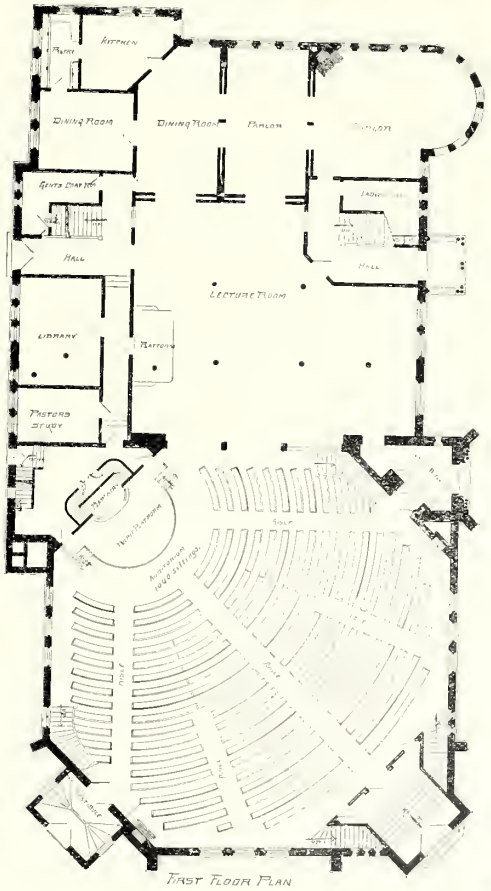


Pierce & Dockslader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

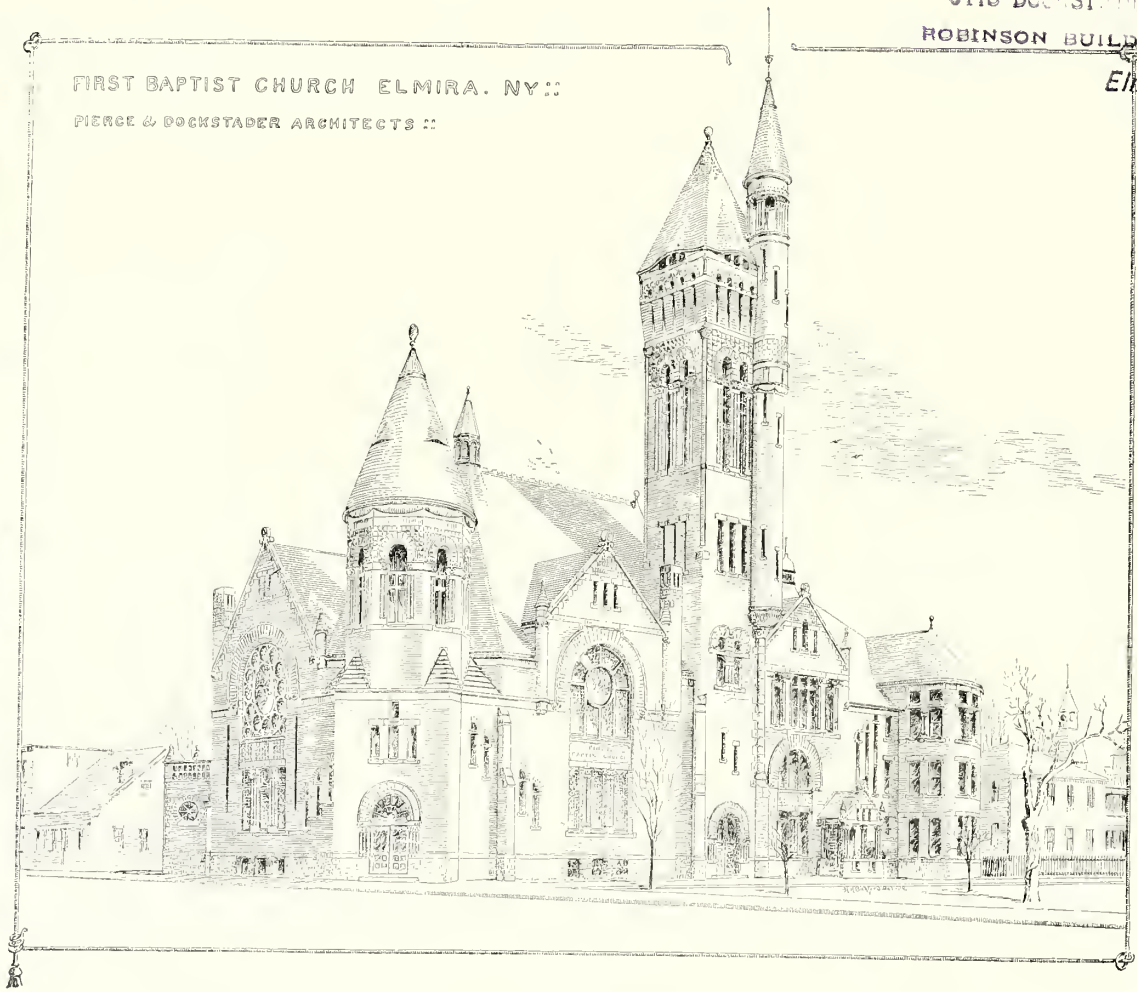
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

For further information concerning this building, write us.

No. 123.



FIRST FLOOR PLAN

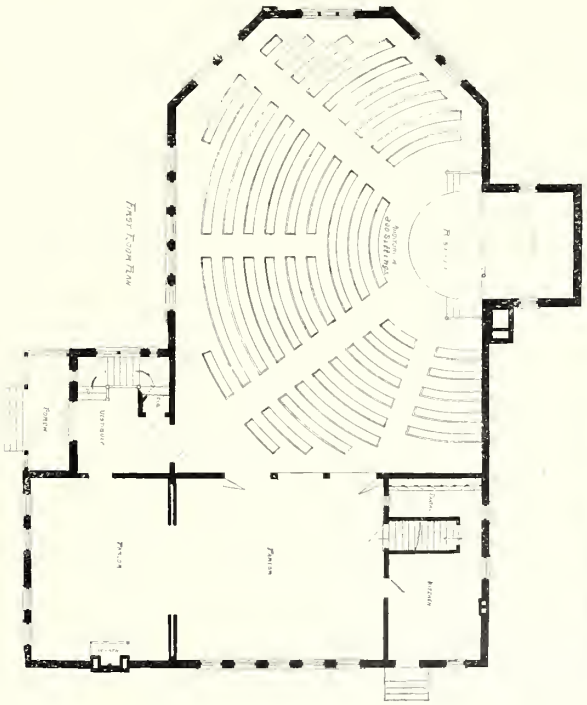


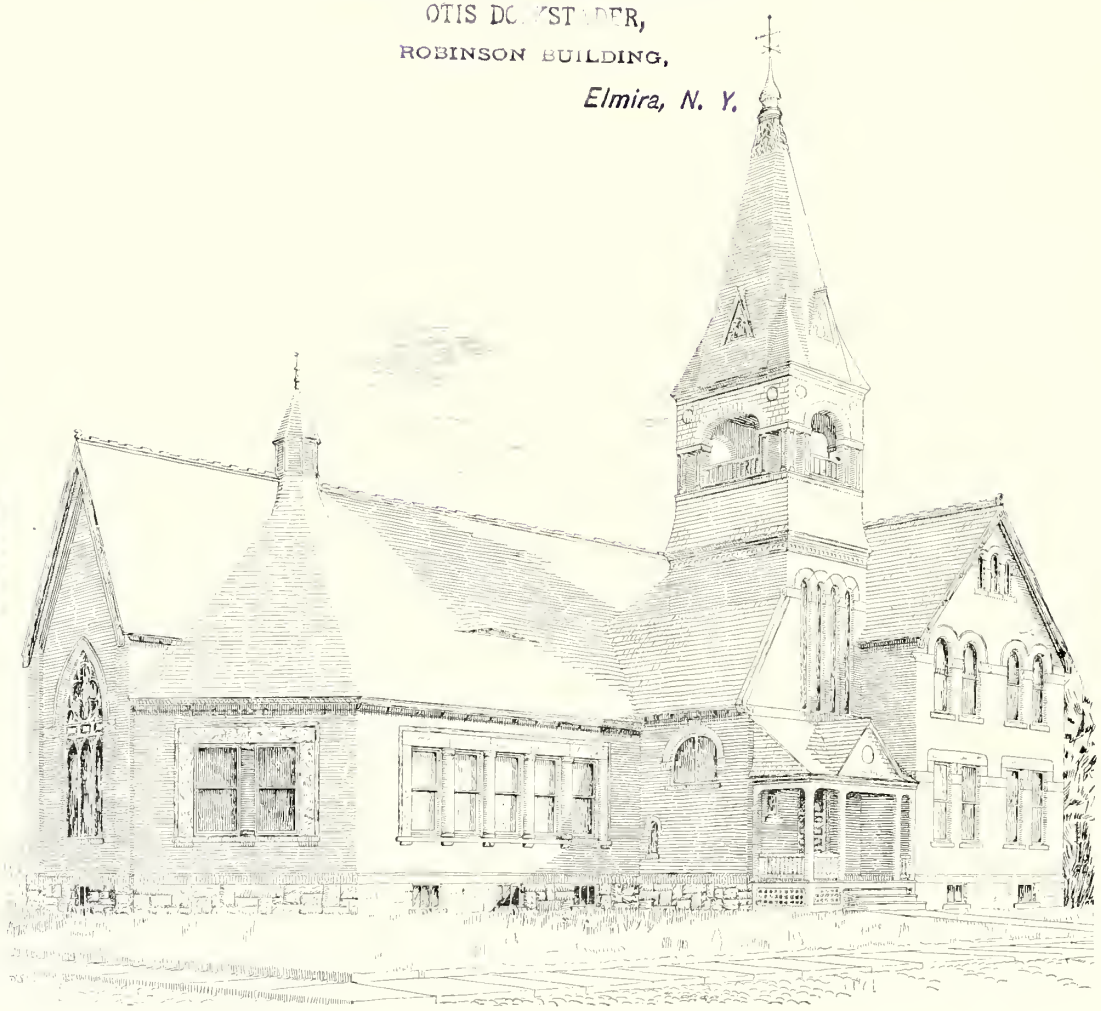
ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockstader, Architects,
118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 124.





ARCHITECT,

OTIS DOCKSTADER,

ROBINSON BUILDING,

Elmira, N. Y,

ARCHITECT,

OTIS DOCKSTADER,

ROBINSON BUILDING,

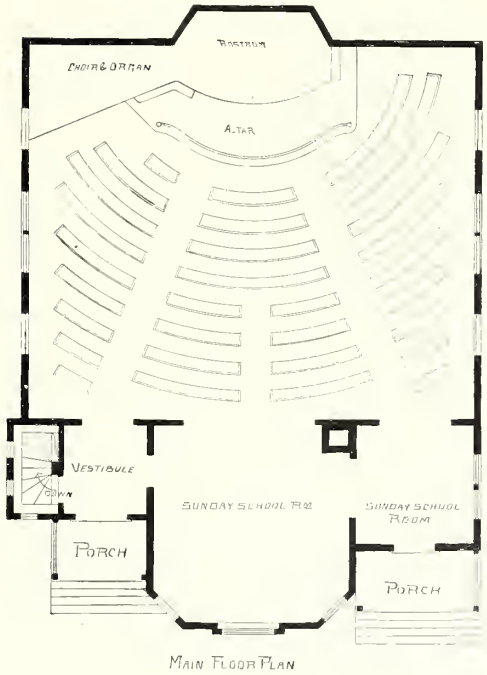
Elmira, N. Y.

Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 125.



Main Floor Plan

ARCHITECT,

OTIS DOCKSTADER,

ROBINSON BUILDING,

Elmira, N. Y.

First M. E. Church, Berkshire, N. Y.

Pierce & Dockstader, Archts.

Elmira, N. Y.

ARCHITECT,

OTIS DOCKSTADER,

ROBINSON BUILDING,

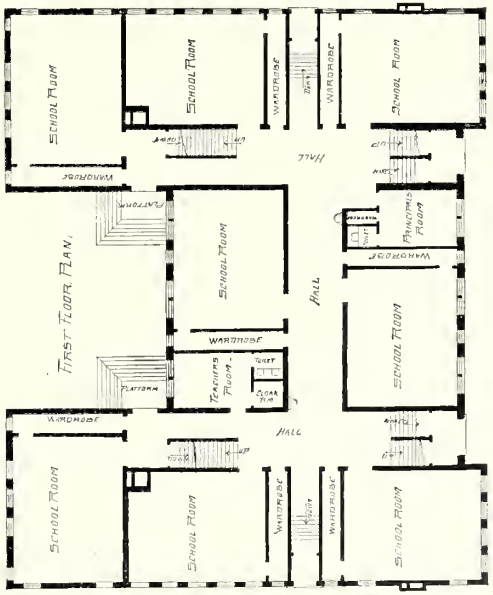
Elmira, N. Y.

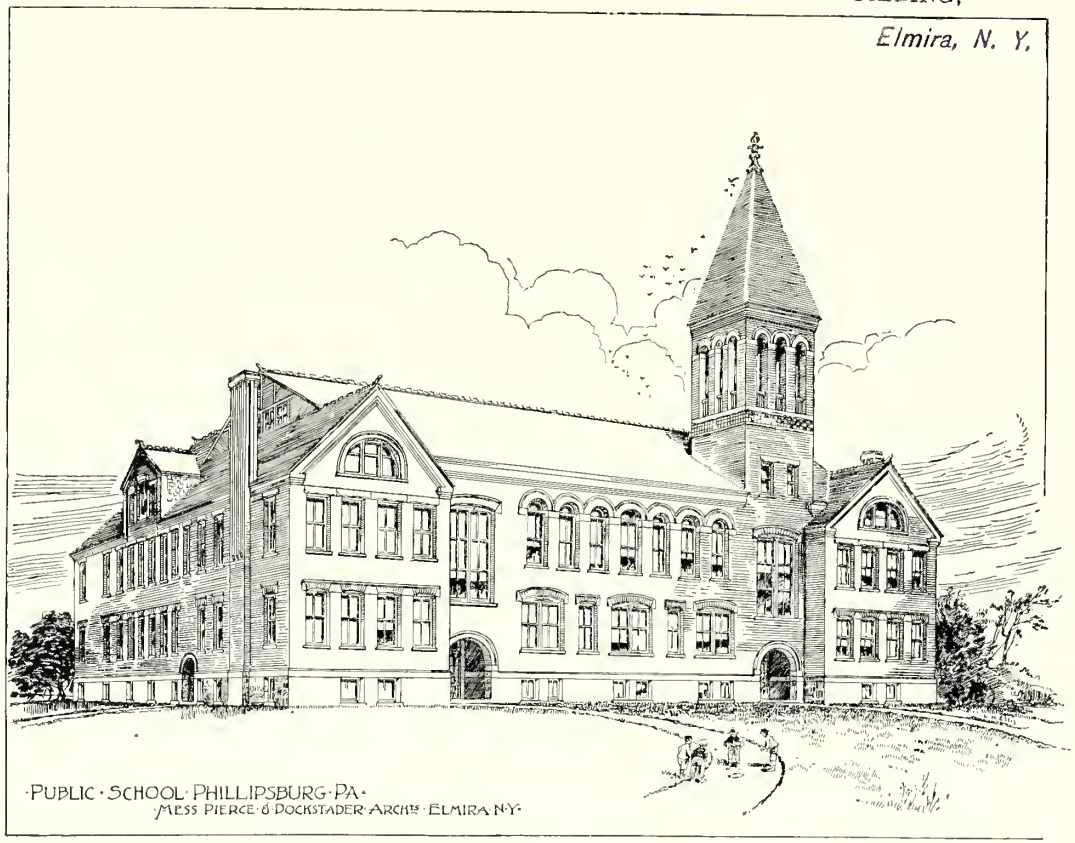
Pierce & Dockstader, Architects,

118 and 120 Lake St., Elmira, N. Y.

For further information concerning this building, write us.

No. 300.





ARCHITECT,
OTIS DOCKSTADER,
ROBINSON BUILDING,
Elmira, N. Y.

Pierce & Dockslader, Architects, 118 and 120 Lake Street, Elmira, N. Y.

For further information concerning this building, write us,

No. 301.